



Denham, Yew Tree Lane, Compton Martin, Bristol, BS40 6JS

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Guide Price £635,000

- Single Storey Living at its Best
- Village Location with Walks on Your Doorstep
- Large Level Garden
- Modern Kitchen with Breakfast Room
- Spacious Sitting Room with Wood Burner
- Four Great Sized Bedrooms
- Modern Family Bathroom
- Double Garage and Plenty of Parking
- Planning Permission to Extend
- Views towards The Mendips

SINGLE STOREY LIVING AT IT'S VERY BEST! LIGHT, BRIGHT, STYLISH AND SPACIOUS with views of The Mendips!

This family home is set back on a quiet country lane within walking distance of the village pub with beautiful walks on your doorstep. The welcoming and spacious reception hall with a feature dressed stone wall creates a great first impression. The sitting room has a large picture window and a feature stone fireplace housing the wood burner. The large kitchen breakfast room has high quality kitchen cupboards providing plenty of storage - there is lots of space for family dining and entertaining family and friends here! The extremely useful utility/boot room as its own entrance to the garden, the garage and the side of the property.

Four good sized bedrooms share a modern family bathroom and the house benefits from the essential loo off the entrance hall.

A double garage with an electric door provides tonnes of storage and the driveway has parking for numerous cars.

The gardens to the front and rear of the property are well maintained with mature trees and planting. There is a large terrace ideal for alfresco dining or relaxing with a glass of wine.

The village of **Compton Martin** lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay occasionally drop in for a pint and a sing song at the very popular local Ring O Bells Pub! The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







ROOM DIMENSIONS

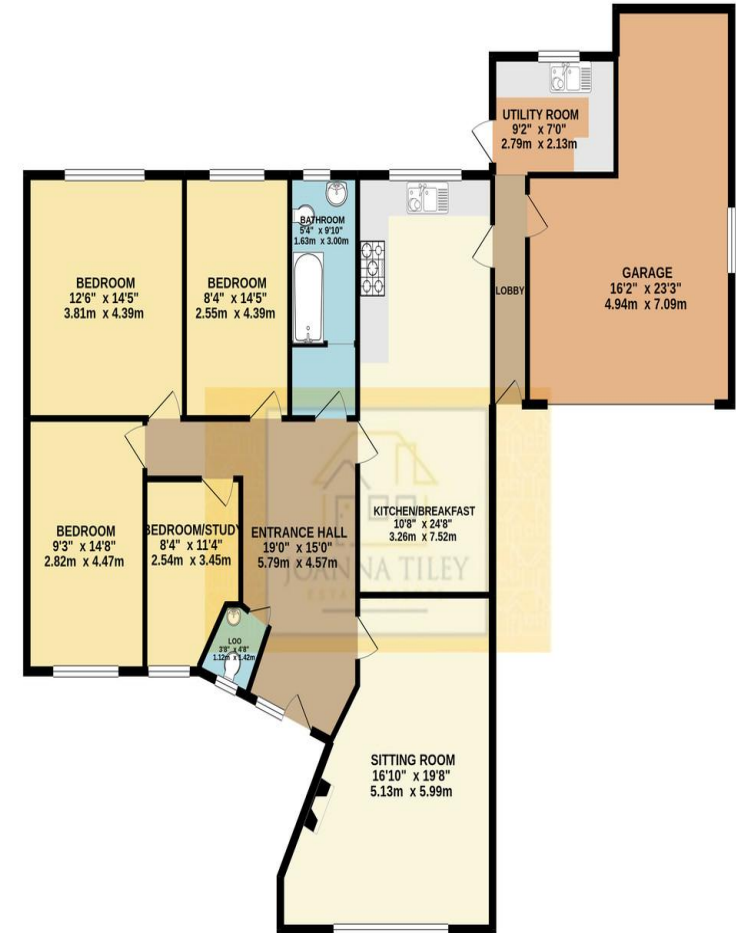
ENTRANCE HALL 14'9" x 19'0"
 SITTING ROOM 16'9" x 19'8"
 KITCHEN BREAKFAST ROOM 10'8" x 24'8"
 UTILITY ROOM 9'2" x 7'0"
 LOO 3'9" x 4'8"

BEDROOM 8'4" x 14'5"
 BEDROOM 12'6" x 14'5"
 BEDROOM 9'3" x 14'8"
 BEDROOM/STUDY 8'4" x 11'4"
 BATHROOM 5'5" x 14'5"

GARAGE 16'2" x 23'3"



GROUND FLOOR
 1732 sq.ft. (160.9 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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